

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:**                      **Thursday, April 27, 2006, @ 6:30 P.M.**  
   **Office of Zoning Hearing Room**  
   **441 4<sup>th</sup> Street, N.W., Suite 220-South**  
   **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 06-09 (Howard University, Interim Off-Campus Use - Parking Lot)**

**THIS CASE IS OF INTEREST TO ANC 1B**

The President and Directors of Howard University (the “University”) request special exception approval under 11 DCMR §§ 3104.1 and 210.5 of the Zoning Regulations to allow the use of land in Square 2872, Lots 266-271, 803, 820, 822, 823 and 824 (the “Property”) for interim university use. Square 2872 is a triangular-shaped square bound by Florida Avenue on the west and south, Barry Place on the north, and Sherman Avenue on the east, all N.W. The Application was filed on February 14, 2006.

The Property proposed for parking lot use consists of an assemblage of 9,954 square feet of land area. The site constitutes the great majority of the property in Square 2872, specifically the lots enumerated above. The only exception is an existing house located at the southern point of this triangular block. The parking lot site is essentially triangular in shape and is vacant except for deteriorated, two-story buildings on Lots 820, 822 and 823, which will be demolished.

The proposed parking lot will have 23 spaces and will be accessed from Florida Avenue. The parking lot will be surrounded by an ornamental metal fence with brick piers. The plans include new landscaped areas oriented to the corners of the site at Sherman Avenue and Barry Place and at Florida Avenue and Barry Place. The surface will be bituminous concrete, with yellow striping and concrete wheel stops.

The lot will primarily serve faculty members and potentially some staff and students, who will be able to park and walk two or three blocks to the east to buildings on the Main Campus of Howard University.

The Property is zoned R-5-B and is surrounded by various residential, University and light industrial uses. Subsection 210.5 of the college or university use provisions allows an interim use “within a reasonable distance of the college or university campus, and subject to compliance with criteria in § 210.2 . . .” The proposed use is a parking lot for University use on a site that is just outside the campus plan boundaries, which end at Sherman Avenue along the east side of the Property.

**PLEASE NOTE:**

- Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Commission.
- Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Commission, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal, or denial.

The public hearing in this case will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Commission will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Commission. Individuals and organizations wishing party status in any case before the Commission must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Commission through Jerrily R. Kress, Director, Office of Zoning, 441 4<sup>th</sup> Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

**CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.**